

Thursday, January 22, 2015

The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

Hearings are advertised for 9:00 a.m. Hearings generally proceed in the order listed, unless changed by the Planning Commission at the meeting.

ROLL CALL:

PRESENT: Jim Irving; Kenneth Topping; Eric Meyer; James Harrison; and Don Campbell

ABSENT: None

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Commission on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

Ken Topping opens Public Comment.

Eric Greening, and David Chipping: speak.

Commissioners: recommend posting agendas nearer to the building of which the meetings are held in. Staff will look into making this happen.

PLANNING STAFF UPDATES

2. This is the time set for Planning Staff updates.

Ellen Carrol: updates Commissioners on their near term schedule.

Eric Meyer: comments on the frequency of meetings in one month in regards to additional research to be done in a short amount of time. Discourages back to back meetings.

CONSENT AGENDA:

3. December 11, 2014 draft Planning Commission minutes

Thereafter, on motion of Jim Irving, seconded by Eric Meyer, the Commission approves Consent Item 3.

Motion by: Jim Irving

Second by: Eric Meyer

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

HEARINGS: (Advertised for 9:00 a.m.)

4. Hearing to consider a request by the County of San Luis Obispo to amend the Land Use Ordinance (Title 22 of the County Code), the Coastal Zone Land Use Ordinance (Title 23 of the County Code), and Table O of the Coastal Zone Framework for Planning of the Land Use Element and Local Coastal Program of the County General Plan to remove mini-storage warehouse facilities as an allowable use in the Residential Multi-Family land use category. Mini-storage warehouse facilities would remain allowable in the Commercial Service, Industrial and Public Facilities land use categories. This project is exempt under CEQA.

County File Number: LRP2014-00007 Assessor Parcel Number: Countywide

Supervisory District: All Districts Date Accepted: N

Jay Johnson, Project Manager Recommendation: Approve

Trevor Keith, Long Range Planning Division Manager: explains this item is derived from the Housing Element and comes to the commission as an amendment.

Jay Johnson, Project Manager: presents staff report via a Power Point presentation.

Jim Irving: asks if any correspondence was received from any other advisory councils with Mr. Johnson stating there have not been any received.

Ken Topping: opens Public Comment.

Gary Swauger and Jeff Edwards: speak.

Commissioners and staff: discuss correspondence received regarding this issue.

Tim McNulty, County Counsel: discusses removal of mini storage facilities around Residential-multi Family (RMF) zoned property as suggested in Public Comment.

Commissioners: discuss staff's changes to the Findings posted to the overhead screen.

Tim McNulty, County Counsel: discusses the the Housing Element in terms of removal of mini storage facilities in certain zoning areas.

Jay Johnson, Project Manager: overviews changes.

Tim McNulty, County Counsel: suggests Finding 4 on Attachment 1 be deleted.

Thereafter, on motion of Eric Meyer, seconded by Don Campbell, The Commission

recommends the Board of Supervisors approve General Plan Ordinance Amendment LR2014-00007 as shown in Exhibits LRP2014-00007:B, C and D based on the findings listed in Exhibit A.

Motion by: Eric Meyer

Second by: Don Campbell

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

5. Hearing to consider a request by the COUNTY OF SAN LUIS OBISPO to amend portions of the following documents in order to encourage the development of certain renewable energy projects in the most suitable locations in unincorporated inland areas of the county through a Renewable Energy Streamlining Program (RESP): 1) Framework for Planning (Inland), Part I of the Land Use and Circulations Elements (LUCE) of the County General Plan; 2) the Carrizo, North County, San Luis Obispo, and South County Area Plans, Part II of the LUCE; 3) the Official Maps, Part IV of the LUCE; 4) the Conservation and Open Space Element of the County General Plan; 5) the Land Use Ordinance, Title 22 of the County Code; and 6) the Rules of Procedure to Implement the California Land Conservation Act of 1965. The proposed amendments would: 1) establish a Renewable Energy combining designation where the land use permitting of certain renewable energy projects is streamlined, for example, through the use of Site Plan Review instead of Minor Use Permits; 2) establish new performance standards that renewable energy projects must meet; and 3) revise the Rules of Procedure to Implement the Land Conservation Act of 1965 to allow certain renewable energy projects on contracted land. The Environmental Coordinator found that there is evidence that the project may have a significant effect on the environment, and therefore a Final Environmental Impact Report (FEIR) was prepared (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) for this project. The FEIR addresses potential impacts on: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gases and Climate Change, Hazards and Hazardous Materials, Land Use and Planning, Noise and Water Resources. Mitigation measures are proposed to address these impacts and are included as conditions of approval. Overriding considerations were determined necessary based on significant and unavoidable impacts associated with Aesthetics, Agricultural Resources and Land Use and Planning.

County File Number: LRP2014-00015
 Supervisorial Districts: All
 James Caruso, Project Manager

Assessor Parcel Numbers: Countywide
 Date Authorized for Processing: July 9, 2013
 Recommendation: Approve

James Caruso, Project Manager: introduces team and overviews the order of hearing topics.

Jennifer Venenna: discusses challenges to the biological resources.

Tammy Seale: discusses code revisions in terms of site permits required regarding the absence of species.

Commissioners: ask questions about the EIR process.

Ken Topping: opens Public Comment.

Eric Greening, David Chipping, Marti Rutherford, Joy Fitzhugh, and Eric Veium: speak.

James Caruso, Project Manager: addresses public comments.

Commissioners: deliberate RESP in terms of noticing.

Lynda Auchinachie, Agricultural Dept.: provides Commissioners with the four different types of soils classifications.

James Caruso, Project Manager: put maps on the overhead to show combining designations. Moves on to Attachment 4.

Ken Topping: suggests images of real life facilities in size ranges from minimum to maximum be presented.

Terry Wahler, staff: explains the Ag. Preserve Review Committee (APRC) recommendation for 20 acres as the maximum allowable for RESP and provides reasoning.

Commissioners: discuss the possibility of increasing the acreage (20 acres) recommended by the APRC. Or perhaps tiered as a percentage as a cap. Terry Wahler, staff: states staff had originally recommended 20% which the Commission will further deliberate at a later time. James Caruso, Project Manager: concludes the day on Attachment 4, Page 16 of 64.

Thereafter, on motion of Don Campbell, seconded by Jim Harrison, the Commission continues this item to February 5, 2015.

Motion by: Don Campbell

Second by: James Harrison

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

ADJOURNMENT

6.

Thereafter, on motion of Jim Irving, seconded by Eric Meyer, the Commission accepts correspondence entered into the record.

Motion by: Jim Irving
Second by: Eric Meyer

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

Thereafter, on motion of Don Campbell Irving, seconded by James Harrison, the Commission adjourns to the next regularly scheduled meeting January 29, 2015.

Motion by: Don Campbell
Second by: James Harrison

COMISSIONERS:	AYES:	NOES:	ABSTAIN:	RECUSE:
Harrison, James	x			
Irving, Jim	x			
Campbell, Don	x			
Meyer, Eric	x			
Topping, Ken	x			

Respectfully submitted,
 Ramona Hedges, Secretary
 San Luis Obispo County Planning Commission

Minutes approved at the February 26, 2015 Planning Commission meeting.